

AGENDA

Meeting Type:	BUSINESS
Date:	02/26/1996

City of Charlotte, City Clerk's Office

Mayor Patrick McCrory Mayor Pro Tem Al Rousso

<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

Council Agenda

CITY COUNCIL MEETING **Monday, February 26, 1996**

5:00 p.m.

Conference Center

**Dinner Briefing
(See Table of Contents)**

6:30 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Hearing**

7:00 p.m.

Formal Business Meeting

CITY COUNCIL AGENDA

Monday, February 26, 1996

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

- Airport Part 150 Program
- State Road Projects: Peter Pappas,
NCDOT Board Member
- Loss Control Program

6:30 P.M. CITIZENS HEARING MEETING CHAMBER

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Consent Items

1. Approval of Minutes: • **January 22 Zoning Meeting**

2. Consent agenda items 13 through 26 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.

Staff Resource: Julie Burch

PUBLIC HEARING

3. Public Hearing and Ordinance for Annexation Agreement with the City of Concord and Town of Harrisburg

Action:

- A. Conduct a Public Hearing on entering into an annexation agreement with the City of Concord and the Town of Harrisburg; and,**
- B. Adopt an ordinance approving the annexation agreement and authorizing the Mayor to execute the agreement on behalf of the City.**

Staff Resource: Michael Boyd

Explanation of Request:

- Before entering into an annexation agreement, a public hearing must be held by Council. After the public hearing, Council may adopt an ordinance approving the agreement.
- The proposed annexation agreement provides:
 - Concord will not annex property in Mecklenburg County.

- Harrisburg will not annex property in Mecklenburg County.
- The City will not annex property in Cabarrus County.
- The term of the proposed agreement is 10 years.

Background:

- The City and the Water and Sewer Authority of Cabarrus County (WSACC) recently approved a Water and Sewer Agreement providing for WSACC to provide sewer treatment services for a large portion of northern Mecklenburg County. The Agreement also defines the circumstances under which CMUD could serve portions of Cabarrus County and WSACC could serve portions of Mecklenburg County.
- Before the Water and Sewer Agreement can take effect, Charlotte, Concord and Harrisburg must execute an annexation agreement.
- Both Concord and Harrisburg have taken or are in the process of taking the steps necessary to enter into the Agreement.

Attachment 1

Resolution

ZONING DECISION

4. Decision on Petition No. 95-78 by Landcraft Properties, Inc. for a change in zoning from R-3 to R-4 for approximately 21.11 acres located on the west side of Mason Drive north of Mallard Creek Road.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

This petition was deferred at the November 20, 1995 meeting for one week to the November 27, 1995 Business Meeting.

This petition was deferred at the November 27, 1995 Business Meeting to the February 19, 1996 Zoning Meeting.

This petition was deferred at the February 19, 1996 Zoning Meeting to the February 26, 1996 Business Meeting.

The Zoning Committee recommends that this petition be approved.

Attachment 2

POLICY

5. City Manager's Report

6. Billboards

Action: Reconsider Council action of February 19, 1996 related to referral of amortization provisions of Sign Ordinance for billboards to a Council Committee.

Explanation of Request: On February 19, 1996, Council voted 6-5 to refer the amortization provisions for billboards to a Council Committee for further study. Mayor McCrory vetoed the Council action. According to Council's Rules of Procedure, vetoed items automatically appear on the next Council agenda and require seven affirmative votes to pass.

7. Charlotte Hornets

Action: Receive report concerning the Charlotte Hornets.

Explanation of Request:

- At the retreat, Council requested that Charlotte Hornets representatives make a presentation concerning their future plans and the Charlotte Coliseum.
- George Shinn will make opening remarks. Stadium Consultants International (SCI) will make a presentation.

8. Twin Trailer Route Designation for Brookshire Freeway

The Council Transportation Committee reviewed this issue on February 19. This item will be sent in the Friday, February 23 Council-Manager Memo.

9. Charlotte-Rock Hill Commuter Bus Service

The Council Transportation Committee reviewed this issue on February 19. This item will be sent in the Friday, February 23 Council-Manager Memo.

Request for Council Action

8. Twin Trailer Truck Route Designation for Brookshire Freeway\ Boulevard Between I-77 and I-85

Res. # 4
BK 34, p. 108

Action: Adopt a resolution based on the Transportation Committee's recommendation to withdraw support of designation of Brookshire Freeway/Boulevard (NC 16) between I-77 and I-85 as a twin trailer truck route.

Committee Chair: Sara Spencer

Staff Resource: Doug Gillis

Focus Area: Transportation/Economic Development

Explanation of Request: The Council Transportation Committee at its February 19, 1996 meeting heard reasons for and against the designation of Brookshire Freeway/Boulevard as a twin trailer route. The Committee recommended 4-1 that City Council withdraw its support of the designation.

*Rouso/Scarborough
Deny support for designation
of Brookshire Freeway
between I-77 + I-85 as
a twin trailer truck route.
No- Jackson*

- The Committee was concerned with safety implications. Representatives of AAA Carolinas stated concern over twin trailer designation of any road not built to current interstate standards. Charlotte and NCDOT staff supported designation since the route meets public convenience, safety and capacity criteria required for a twin trailer truck route.

- General Statute 20-115.1 requires that City Council concur in the designation. If Council withdraws its support, the North Carolina Department of Transportation (NCDOT) would terminate the petition requesting the designation and the section of Brookshire Freeway\ Boulevard would remain a conventional truck route. If Council were to reconfirm its support,

CDOT

Funding: None required

Attachment Yes

One resolution withdrawing support of the designation.

An alternate resolution reconfirming the designation.

Responsible Dept. Transportation

Agenda Date Req. February 26, 1996

Consequences if Agenda Date is Delayed or Action is Deferred.

Contact Person for Questions from the City Manager's Office:
Doug Gillis 3926 (nsk)

Does this action require a Budget Ordinance? No

Does this action require an Ordinance amending the City Code? No

Is a resolution necessary? Yes

Agenda Item #9

Request for Council Action

*Ord. # 6
484-X
B/C 47, P. 265*

9. Transportation Committee Recommendation on Commuter Bus Service Between Rock Hill and Charlotte.

*Spencer / Scarborough
@pp
No-Jackson, Majeed, Reid
& Sellers*

Action:

- A. Approve the recommendation of the Transportation Committee for the City to contribute up to \$32,500 for funding a fourth year of commuter bus service between Charlotte and Rock Hill; and**
- B. Adopt a budget ordinance appropriating \$32,500 from the Transportation Fund fund balance for the service.**

Committee Chair:

Sara Spencer

Staff Resource:

Lynn Purnell and Mary Clayton

Focus Area:

Transportation

Policy:

The Charlotte-Rock Hill CommuteRide service is an action step under the Transportation Focus Area goal of providing regional transit services. The service supports economic development objectives for increasing Uptown Charlotte employment.

Explanation of Request:

To provide up to \$32,500 to the Charlotte Uptown Development Corporation (CUDC) for a fourth year of operating peak-hour bus service between Charlotte and Rock Hill as unanimously recommended by the Transportation Committee.

- The Transportation Committee discussed whether these funds could better be utilized to expand transit services within the City of Charlotte, and decided benefits to regionalism and economic development justified the expenditure, particularly in light of a regional partnership involving the public and private sectors.
- Funds for projected operating expenses of \$170,000 (for the March 1, 1996 to February 28, 1997 period) will come from:

CUDC

- On December 11, 1995, the Rock Hill City Council unanimously approved contributing \$7,500 toward a fourth year of operation.
- On January 18, 1996, the Transit Advisory Committee, by a 4 to 1 vote, approved a motion to contribute no City funding to the Charlotte-Rock Hill CommuteRide for 1995-97 operation. The committee believed that these funds should be spent on expanding bus service within Charlotte.
- The "Committee of 100" rated regional bus services as the highest priority of the transit services which should be operated in the metropolitan area.
- Barton-Aschman Associates, in its 1994 review of Charlotte's public transit services, recommended continuation of the Rock Hill route and consideration of start-up of additional regional bus routes.

Attachment Yes

Description of Attachment
Route Financing and Ridership

Agenda Date Req. February 26, 1996

Consequences if Agenda Date is Delayed or Action is Deferred.
The route may be discontinued.

Contact Person for Questions from the City Manager's Office:
Lynn Purnell, 336-3902

Does this action require a Budget Ordinance? Yes

Does this action require an Ordinance amending the City Code? No

Is a resolution necessary? No

BUSINESS

10. Oakhurst Land Use and Zoning Plan

- Action:**
- A. Receive comments from citizens on the plan; and,**
 - B. Refer to the Economic Development/Planning Committee for review.**

Staff Resource: Jack Daniels and Stanley Watkins

Policy: Land Use Planning

Explanation of Request:

- The Charlotte-Mecklenburg Planning Commission has prepared a plan for the Oakhurst community bounded by Independence Boulevard, Sharon Amity Road, the railroad tracks south of Monroe Road and Eastway/Wendover Road.
- City Council will hear from citizens concerning proposed land use and zoning recommendations in the plan. In the past, City Council has referred land use policy plans to a Council committee for review and recommendation.
- The Economic Development/Planning Committee will review the plan and make a recommendation to Council.
- The Oakhurst Plan proposes zoning changes to 349 parcels in the community. These changes are designed to stabilize and enhance the land use future of this inner city community.
- The Charlotte-Mecklenburg Planning Commission is recommending the adoption of the Oakhurst Land Use and Zoning Plan as a policy document for land use and zoning decisions in the Oakhurst area. Adoption of the plan by City Council does not change zoning on any property in the community. Separate zoning hearings would be required.

Background:

- The East District Plan (adopted in 1990) recommended that the Planning staff develop a land use and zoning plan for the Oakhurst area. This process began in March 1995 and staff received input from the newly formed neighborhood association and other residents. Two meetings were held in the community - on May 30 (attended by over 200 people) and on September 14 to receive citizen input.
- The Planning Committee of the Planning Commission adopted the plan on October 2, 1995.
- The Planning staff gave City Council an overview of the plan at a zoning dinner meeting on January 22, 1996.
- The Oakhurst Land Use and Zoning Plan is a policy document designed to help stabilize the future of this community. The plan proposes changes within three of four sub-areas (See attached Oakhurst Plan). Recommended zoning changes for each sub-area are:
 - Area 1 - 255 parcels from R-17MF to R-5/R-6
 - Area 2 - 21 parcels from R-17MF to R-4/R-6
 - Area 2 - 7 parcels from R-17MF to 0-2
 - Area 3 - No rezonings proposed
 - Area 4 - 46 parcels from R-17MF to R-5
 - Area 4 - 14 parcels from R-17MF to R-8MF
 - Area 4 - 6 parcels from R-17MF to 0-2

Attachment 3

Oakhurst Land Use and Zoning Plan

11. March 4 Workshop Agenda

Action:

Approve topics for the March 4 Workshop Agenda:

- **Revenue Committee Report**
- **MWBD Annual Report**
- **Intergovernmental Program Proposal**
- **Police Vice Narcotics Presentation**
- **Options to Change Council Meeting Structure**

12. Closed Session

Action:

Hold a closed session pursuant to G.S. § 143-318.11(a)(3) for the purpose of conferring with the City Attorney concerning The North Carolina Railroad Company v. City of Charlotte lawsuit.

Introduction to CONSENT I and II

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget, are low bid, and have met MWBD criteria.

Consent II consists of routine items that have also been approved in the budget, but may require additional explanation.

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE -	African American
ABE -	Asian American
NBE -	Native American
HBE -	Hispanic
WBE -	Non-Minority Women

CONSENT I

13. Various Bids

A. South District Median Maintenance Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of \$542,153.70 by DIXIE LAWN SERVICE, INC. of Gastonia, NC.

MWBD Compliance: Yes. Contractor will self-perform all work.

14. Purser/Finchley Storm Drainage Project Phase I - Typographical Error

Action: Amend resolution dated March 27, 1995 to correct typographical error by deleting the words "sanitary sewer" and adding the words "storm water drainage."

Attachment 4

15. Refund of Certain Taxes

Action: Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$315.61.

Attachment 5

CONSENT II

16. Enhanced 911 Telephone System for the Charlotte-Mecklenburg Police Department

Recommendation: The Police Chief for the Charlotte-Mecklenburg Police Department recommends award in the amount of \$411,490 to Plant Equipment, Inc. of Temecula, California.

Explanation: All bids were reviewed by a City evaluation team using the request for proposal (RFP) guidelines in both the bid package and the City Charter for the procurement of telecommunications equipment. The evaluation criteria included, but was not limited to: price, system reliability and service, and expertise of bidder. Plant Equipment either met or exceeded all criteria for bid award at a price of \$386,490 for equipment purchase and installation along with \$25,000 for staff training -- a total of \$411,490.

The other four bids received lower evaluation ratings for not providing several critical system requirements as follows:

- OCI Provisions for automatic call distribution (routing a call to the next available dispatcher) and a backup system (necessary in the event of a power system failure) were offered only at an additional cost. The Integrated Instant Recall System (allowing a return call when the incoming call was not fully connected to the dispatcher) was not available.
- CML Technology Provisions for caller ID, the Integrated Instant Recall System, and software upgrades were not available.
- Sprint Mid-Atlantic The equipment offered did not meet the evaluation criteria for reliability and service. This new product has not been tested in a working environment comparable to Charlotte's. No customer references were available. This bidder also took exception to the warranty requirement that the system function 24 hours per day, seven days per week with zero downtime.
- Positron Industries The equipment offered is the same as that bid by Sprint Mid-Atlantic with the same concerns about reliability and service.
- MWBD Compliance:** Yes. There were no known MWBD vendors at the time the project specifications were developed. However, the recommended bidder has identified an HBE supplier for computer equipment. If this firm becomes certified under the City's MWBD Program, the City will obtain 23% HBE participation for this project.

Summary of Bids:

Plant Equipment, Inc.	Temecula, CA	\$411,490
Positron Industries	Montreal Quebec, Canada	\$367,861
CML Technology	Hull, CA	\$289,796
Sprint Mid-Atlantic	Huntersville, NC	\$280,661
OCI	Cinnaminson, NJ	\$270,447

Attachment 6

17. Reimbursement for Blizzard of '96

Action: Approve a resolution authorizing the Manager or his designee to make application for reimbursement of eligible expenses for the January 1996 winter storm from the Federal Emergency Management Agency.

Explanation of Request: During the period January 5-13, 1996 City forces handled control and removal of a significant accumulation of snow and ice. The President declared several North Carolina counties disaster areas on January 12, 1996. Mecklenburg County received such designation.

Council is requested to approve a resolution authorizing the Manager (or designee) to apply for reimbursement of eligible expenses for Street Maintenance and Aviation work.

18. Motor Vehicle Privilege License Tax Code Amendment

Action: Adopt an ordinance amending the Code of the City of Charlotte for motor vehicle privilege license tax.

Explanation Request:

- This ordinance amends the City's \$30 privilege tax on motor vehicles to reflect recent amendments to state law for ad valorem taxation of commercial motor vehicles.

- The effect is to tax all motor vehicles, both individual and commercial, only for the period during which they are owned by the taxpayer and located in the taxing jurisdiction. Prior to the state amendment, taxes on commercial vehicles were not prorated for partial years.
- The effective date of this ordinance amendment is March 1, 1996.

Attachment 7

19. Mid-Year Budget Ordinance

Action: **Adopt the Fiscal 1996 Mid-Year Budget Ordinance reflecting changes to the annual ordinance adopted in June 1995 and reflecting accounting changes necessary to comply with generally accepted accounting principles.**

Policy: As approved by City Council, staff has held non-emergency budget changes until this mid-year ordinance in an attempt to reduce the number of ordinances throughout the fiscal year. Some of these changes are technical accounting changes. Others are to provide additional funding for projects which require action before the next fiscal year.

Explanation of Request: General Fund
Section 1 appropriates a grant from the Federal Bureau of Investigation (FBI) for \$22,345 to the Police Department for the construction of a firing range at the Academy which will be used by both the FBI and the Charlotte-Mecklenburg Police Department. Additional information regarding this project was presented in the February 6, 1996 Council-Manager Memo.

Section 2 appropriates \$15,570 from Assets Forfeiture Funds for the purchase and training of a new drug investigation canine (\$8,070) and for rent of the Violent Crimes Task Force Office (\$7,500).

Section 3 appropriates \$73,000 from the General Fund Fund Balance to the Police Department for the balance of funds necessary to purchase a new E911 telephone answering system for the new Police Headquarters.

Section 4 appropriates \$3,000,000 from the General Fund Fund Balance to the Self- Insurance Fund. The payment brings the reserves in the Self-Insurance Fund to the level recommended by the actuarial report.

Transit Fund

Section 5 appropriates \$21,323 in additional grant revenue from US and NCDOT to reflect the actual amount received for Transportation Department Planning.

Capital Projects

Sections 6 and 7 revise the funding for several Water and Sewer Capital projects approved in the FY96 Capital Investment Plan.

Sections 8 and 9 revise the source of funding on the Irvins Creek Tributary Project with two actions. The first revises an appropriation approved January 26, 1996. It was originally funded by savings from the Outer Loop McAlpine Project. However, these savings were State grant-funded and cannot be transferred to another project. Sewer Bond savings from the Mallard Creek Tributary Project will replace this funding. The second action appropriates an additional \$25,000 to the Project from Sewer Bond savings in the Mallard Creek Tributary Project.

Section 10 appropriates \$300,000 from Street Bond savings in completed projects to the Accelerated Transportation Group (\$200,000) and the Minor Roadway Improvement Program (\$100,000).

Section 11 appropriates \$1,200,000 to Storm Water Repair Projects from Storm Water Operating Fund Fund Balance.

Convention Center Tax Fund

Section 12 appropriates an additional \$784,156 for the remainder of the City's 50% share of the Convention Center's projected operating deficit for FY96 and the return of excess revenue collections to CCVB and the Convention Center, as stipulated in the Convention Center Marketing Agreement.

Aviation

Sections 13 through 15 appropriate a total of \$3,607,321 for transfer between the Aviation Operating, Discretionary, and Debt Service Funds in accordance with airline contractual and bond agreement stipulations.

Neighborhood Development

Section 16 appropriates \$28,580 of additional Federal Fair Housing Grant funds.

Section 17 appropriates \$19,503 in interest earnings for interest payments on the Mecklenburg Mills Program.

Section 18 appropriates \$211,484 of Housing Fund Fund Balance for additional emergency rental assistance.

State Street Aid (Powell Bill)

Section 19 appropriates \$800,000 from the Powell Bill Fund Fund Balance to the Non-System Residential Street Program as approved by City Council's Public Services Committee.

Water and Sewer Operating

Section 20 increases the appropriations of the Water and Sewer Operating Fund by \$4,239,203.50. The majority of this increase (\$4,223,575) is accounting-related and does not revise the Department's original operating budget plan. The remaining \$15,628.50 substitutes Operating Fund Fund Balance instead of Water Bonds, as a source of funding for the Mallard/Concord Water Main Project.

Other

Sections 21 through 24 make technical accounting changes in various funds. No changes in the funds' bottom line appropriations are made.

Attachment 8

20. Budget Calendar

Action: Approve the budget calendar for consideration of the **FY97 Operating Budget and the FY97-01 Capital Investment Plan**

Policy: The City Manager is required by State law to submit a recommended budget before June 1 of each fiscal year. City Council is required by State law to adopt a budget prior to July 1 of each fiscal year.

Explanation of Request:

- Council is requested to approve the following calendar for consideration of the upcoming budget:

May 2, 1996	Budget Presentation
May 13, 1996	Public Hearing
May 14, 1996	Budget Workshop
May 16, 1996	Budget Workshop
May 21, 1996	Budget Workshop
May 23, 1996	Budget Workshop
May 30, 1996	Budget Workshop
June 4, 1996	Budget Workshop
June 10, 1996	Budget Adoption

- May 2 is a special, called workshop for presentation of the budget and other items. The calendar accommodates the Chamber's Inter-City visit scheduled for May 6-8.
- Budget presentation is scheduled for 4:00 p.m. and the Public Hearing is scheduled during the regular Council meeting on May 13. All other workshops are scheduled from 5:00 p.m. to 8:00 p.m.

21. Airport Associates Lease Agreement

Action: Approve an 18-month lease renewal with Airport Associates for office and warehouse space in the Charlotte Air Cargo Center for \$69,713.64.

Explanation of Request:

- Airport Associates leases 9,401 square feet of office and warehouse space in the Air Cargo Center.
- Airport Associates wants to renew their lease for another 18 months with one option to renew for an additional 18 months. Renewals are based on future lease rates.
- Lease rent is \$4.50 per square foot for warehouse space and \$7.80 per square foot for office space (\$3,872.98 per month).

Background:

- In January 1994 Airport Associates signed a lease with the City for 9,410 square feet of space in the Air Cargo Center. Their lease included an option to renew for another 18 months. They notified the airport in writing that they desire to extend their lease.
- Airport Associates operates by the name of TruckAir and is a freight forwarding company.
- The Airport Advisory Committee recommends this action.

22. Hertz Corporation Lease Agreement

Action:

Approve a lease with Hertz Corporation for an additional 60,000 square feet adjacent to their existing leased area for \$6,600 annually.

Explanation of Request:

- Hertz Corporation wants to expand their existing vehicle service and storage facility by leasing an additional 60,000 square feet of parking area.
- The lease will be effective April 1, 1996 and will run concurrently with their existing lease which expires in 2006.
- The lease rate is 11¢ per square foot. This rate will be reviewed and adjusted in five years in accordance with the Airport property lease policy.

Background:

- In 1981 City Council approved a lease with Hertz Corporation for facilities at the Airport.

23. Trindel Parking System Contract

Action:

Extend current service agreement for one year with Trindel America Corporation for \$146,685.17 for maintenance of the Airport automated parking system.

Explanation of Request:

- This service agreement provides two full time service technicians to maintain the Airport's automated parking system.
 - Due to the proprietary nature of the computer software, only Trindel America can provide manufacturer computer software support and other services required by this maintenance service agreement. These services are:
 - Preventive maintenance, including all parts and labor.
 - Emergency on-call repair service, including normal wear and tear and replacement parts.
 - On-site system testing by factory trained technicians.
 - The service agreement of \$146,685.17 is a 2.6% increase over last year's service agreement.
 - The Airport Advisory Committee recommends this action.
- Background:**
- On January 11, 1982 Council approved a contract for \$818,435 with Trindel America Corporation for the initial installation of a revenue control system for the Airport's public parking lots.

- On February 22, 1988 Council approved a contract amounting to \$1,169,180 for upgrading the parking control system in conjunction with the new parking deck. This parking system incorporates an on-line computer, which provides management control over all fee collections. The system includes centralized control of all entrance gates, ticket dispensers, cashier terminals and inventory equipment.
- The Airport has had a service agreement with Trindel American Corporation since 1983.
- Since 1982, the Airport has added nearly 3,000 parking spaces and increased parking revenues from \$2.6 million to \$8.8 million.

24. Harvest Temple Church Lease

Action: Approve a two year lease agreement with Harvest Church, Inc. for facilities located on Wilkinson Boulevard at no charge.

Explanation of Request:

- The airport acquired the specified property (Church and Office Building located on approximately 14 acres of land) through the Airport's Master Plan Land Acquisition Program.
- The acquisition agreement allowed the church to continue to use the church facility for the next two years rent free.
- If the tenant decides to stay longer than two years, they will be required to pay the airport 7% of the purchase price, approximately \$97,000, on an annual basis.

Background:

- On October 23, 1995 City Council approved the acquisition of Harvest Temple Christian Church.

25. Architectural Design Services for Emery Air Cargo

- Action:**
- A. Award architectural design contract to Lee-Nichols-Hepler Architecture for \$120,000 for the Emery Air Cargo Facility; and,**
 - B. Adopt a Budget Ordinance to appropriate \$150,000 to fund the architectural design for this facility.**
- Explanation of Request:**
- The Airport has agreed to provide a new air cargo facility for Emery Worldwide in the Airport's Cargo Center.
 - This contract will provide architectural design services for the building.
 - The design fee is a lump sum of \$110,000 for basic services and not-to-exceed \$10,000 for reimbursable expenses. This fee is 5.2% of the estimated construction costs of \$2,100,000.
 - The project contingency is \$30,000.
 - The City will fund the design and construction of this facility. Through a lease agreement, Emery will make lease payments that repay the Airport's investment.
- Background:**
- In 1987 the Airport Master Plan identified the expansion of the cargo ramp.
 - In 1992 the Air Cargo Master Plan study identified the expansion of the cargo ramp for additional facilities.
 - In December 1995 qualifications were solicited and received from 30 architectural firms.
 - In January 1996 the Selection Committee made up of one Aviation staff, one Airport Advisory Committee member, and two Emery Worldwide staff selected Lee-Nichols-Hepler Architecture.

26. Property Transactions

Action:

Approve the following property transactions:

Acquisitions:

- A. **Project:** Wingate Redevelopment Community, Parcel # 13
Owner(s): U. S. Marshalls Service
Property Address: 2736 Mayfair Avenue
Property to be acquired: 8,886 ± sq.ft., (.204 ac.)
Improvements: Single Family Dwelling
Purchase Price: \$14,000
Remarks: Acquisition of this property is requested to meet the objectives of the Wingate Redevelopment Project. Compensation is based on appraised value.

Zoned: R-8 **Use:** Single Family Dwelling
Tax Value: \$25,590 **Tax Code:** 115-026-32

- B. **Project:** Wingate Redevelopment Community Project, Parcel # 19 & 19B
Owner(s): Dow Real Estate, LLC
Property Address: Mayfair Avenue
Property to be acquired: 40,510 ± sq.ft. (.93 ac.)
Improvements: Single Family Dwelling
Purchase Price: \$35,700
Remarks: Total acquisition of this property is requested to meet the objectives of the Wingate Redevelopment Project. Compensation is based upon appraised value.

Zoned: R-8 **Use:** Single Family Dwelling/Vacant
Tax Value: \$30,250
Tax Code: 115-013-05, 115-013-06 & 115-013-08